

FALLBROOK COMMUNITY PLANNING GROUP
Land Use Meeting Minutes
Tuesday, February 10, 2015

The Land Use Committee Meeting was called to order at 10 am at the Palomares House, 1815 S. Stagecoach Lane, Fallbrook. Those present were, Jack Wood, Roy Moosa, Jerry Kalman, Ann Burdick, Jeff Marchand, and Eileen Delaney. Absent David Jones, Jackie Heyneman, Ike Perez, Lee DeMao, Steve Smith, David Jones.

1. Open Forum. Opportunity for members of the public to speak to the Land Use Committee on any subject matter within the committee's jurisdiction but not on today's agenda. Three minute limitation. Non-voting item.

Jack Wood stated that Lee DeMao, Steve Smith and David Jones have resigned from the committee. There are two openings for non-elected members.

2. Approval of the minutes for the meeting of January 13,2015.

Ann Burdick corrected the minutes by clarifying that Ike Perez was not absent at the last meeting as noted. Jerry Kalman made a motion to approve with this correction. Motion passed.

3. Presentation by Don McDougal, 760-728-6466, ext 112, don@grandtradition.com. Some time back when the GP-20/20 was being updated we requested that our property, The Grand Tradition located at 220 Grand Tradition Way be re-zoned from R-4 under Major use Permit to commercial. Initially I requested all property under family and business ownership be included in this re-zoning. However, properties to the east of Ostrich Farms Creek were not included in the rezone. Recently my parents have relocated to Silvergate Retirement Residence and their home and property is now available to be used for some form of lodging component to our guests and customers. We would like to reconsider re-zoning this remaining property to the commercial designation now in place on our main property.760.728.6466 ext.112. Land Use Committee. Community input. Non-voting item. (1/29)

Don McDougal stated that he is planning to request that Parcel 106-410-61 be converted to commercial so that the home and guest house could be converted to lodging for the Grand Tradition. There is a possibility of expansion in the future. There were questions raised regarding the use of Palomino for access and Don stated that the goal would be to access the property through the existing Grand Tradition property. This was a non-voting item and the committee was supportive of the plans.

4. TPM21213 Preliminary grading plan for 4 parcels for 4 single family dwelling units on the 5 acre parcel located at the end of Greenacres Road. Owners Lance McCune and

Danielle McCune, 760-207-9769. County planner Emmet Aquino, emmet.aquino@sdcounty.ca.gov. Contact person Larry Paxton, 760-743-2461, Paxtonsurvey@yahoo.com. Land Use Committee. Community input. Voting item. (1/20)

Bob Sukup represented this project. Chair, Jack Wood, explained that this was a conceptual plan being developed so that lots could be sold. He was not sure how the committee could vote on a conceptual plan. This project was also approved last August. The committee agreed to vote for the project to proceed as presented.

5. TM5577 Berks Estates. Request to subdivide the 26.48 acres located at 1650 Winterhaven Road into 21 lots for 21 dwelling unit. Owner and applicant Jeffery S. Berk and Nancy B. Berk, 949-468-6448, berkjs@bv.com. Contact person Larry Paxton, 760-743-2461, Paxtonsurvey@yahoo.com. County planner Dennis Campbell, 858.505.6380, dennis.campbell@sdcounty.ca.gov. Continued at the 20 January 2014 FCPG meeting. Land Use Committee. Community input. Voting item. (1/7)

Bob Sukup presented drawings showing new road alignments allowing dual access and exits from this project. Eileen Delaney voiced concern that there were no project neighbors present to hear their position. It was stated that the meeting was made public and neighbors would also have the ability to attend the general Planning Meeting next Monday. After discussion a motion was made to approve as presented and the motion passed.

The Committee adjourned at 10:34 am.

Submitted by

Roy Moosa